



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

6/19/2007

FLORIDA LAND DESIGN, INC.
222 SOUTH WESTMONTE DRIVE SUITE 211
ALTAMONTE SPRINGS, FL 32714-

Re: Project No. 2007050007, Application No. 941

Description: BIRD ROAD COMMUNITY
RESIDENTIAL SUBDIVISION, 42 LOTS

Dear FLORIDA LAND DESIGN, INC.:

Your **Preliminary Plat** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. **Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
2. **Provide a written response to all comments.**
3. **All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
5. **When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352 343-9739 • F 352 343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN-KAREN ROSICK (352) 343-9739 EXT 5567

Rejection Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

Remarks: 1st review Karen Rosick 6-11-07

Cover Page

1. Please change Preliminary Subdivision Plans to Preliminary Plat.

Site Plan

1. Please note and label flood plains and flood ways on all sheets.

2. Development in the flood plain shall meet one of the following;

(A) Relocate Lot 35 so that it is not in the 100- year flood plain. or

(B) Submit a letter from a hydrological engineer stating that all criteria of Policy 1-2.2 will be met.

Policy 1-2.2 requires that in the event that development is proposed within the 100 year flood plain the following shall apply:

1. Compensating storage shall be required;

2. The natural hydrological character of the surface waters (flow regime) shall be maintained;

3. Natural surface water flows, particularly, sheet flows, shall be maintained;

4. Surface water quality and quantity shall be maintained;

5. Floor elevations shall be raised eighteen inches (18) above the 100 year flood elevation;

6. Septic systems and drain fields may be authorized only where the septic tank and drain fields are necessary to allow single family development; and

7. The maximum density shall be one unit per acre;

(C) Place a note on Lots in flood plain stating "these lots shall not be approved until they meet criteria of Comprehensive Plan Policy 1-2.2."

3. Please relocate the road, which runs along lots 20 and 21, so that it is not in the 100-

year flood plain.

4. Please designate all open space and amenities by placing in separate tracts (Tract A, B, & C for example) and dedicate to HOA.
5. Please label open space on Sheet 4 of 27.
6. If gates or signs will be installed please label and place in tract dedicated to HOA.
7. Please label horse trails and place in tract dedicated to HOA.
8. Please provide Future Land Use Category.
9. Show traffic circulation pattern.
10. On pages 5-8 note show and label 25 foot upland buffer from the wetland jurisdictional boundary.
11. Please place wetlands in separate tract subject to conservation easement and dedicate to HOA or SJWMD.
12. Please relocate the amenities located between Lots 31 and 30 so that they are a minimum of 200 feet from property lines as required by Section 3.01.04 LDR.

LDRs 3.01.04

1. Keeping of Livestock for General Agriculture and Non-Intensive Agriculture. These uses shall only be Permitted as shown in Table 3.01.03 Schedule of Permitted and Conditional Uses and shall adhere to the following setbacks:
 - a. A Livestock Building should maintain a two hundred (200) foot setback from the property line. In the event that a Livestock Building cannot be constructed because of the two hundred (200) foot setback, then the Livestock Building shall be as closely centered as possible between the property lines AND shall maintain a fifty (50) foot setback from the property line.
13. Please provide the following statement.
"Earthwork proposed will balance on-site", and, if not balanced, a summary of quantities being added or removed from the site.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

Remarks: No tree removal along Bird Road improvements.
Please provide a tree survey for Bird Road.

Please provide a R/W survey.

Item: HORIZONTAL AND VERTICAL DESIGN, PAVEMENT WIDTH

Remarks: Show cross sections for Bird Road.

Item: TYPICAL PAVEMENT SECTION(S)

Remarks: Show cross sections for Bird Road.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

Remarks: June 4th, 2007

Site fronts on Bird Rd. (# 4683) with 30 feet of access onto the clay county maintained portion of Bird Rd. with 66 feet of total right of way. Requesting a Dolan test.

NOTE:

During a meeting at the County attorneys with the developer, it was noted that these are planned to be private roads. Historically this was a clay to pave project being worked on foot right of way for a connection from CR 44 to Wolfbranch Road and then to CR 46. Need to check with Jim on plans for an alternate connection. (PH)

All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: A County driveway permits maybe required before the construction plan approval.

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

Remarks: Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process) .

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item: FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

Remarks: 1st review BDH Rejected 6-11-07

The Mt. Dora Joint Planning Agreement states the following:

The City shall provide utility services within the JPA and may, at the discretion of the City, require those persons desiring service to pay the initial expense of extending utility services through a refundable facilities program which allows the person extending utility services to recoup all costs of the utility line extension not directly attributable to the person desiring service as others hook up to such lines within a reasonable time period not to exceed five (5) years. The County shall not issue development orders within the JPA A without reviewing the proposed development with the City to ensure the appropriate utility design for the development. If the City is willing to provide utility services or provide utility services through a refundable facilities program as described above, the County shall not permit any new private utilities, septic tanks or wells to be constructed as part of development within the JPA without prior approval by the City.

Provide a letter from the City of Mount Dora indicating that extension of, and connection to water mains is not required. If Connection to Central Water is required, fire hydrants shall be provided in accordance with Section 9.08 of the County Land Development Regulations.

Item: STABILIZED DRIVABLE SURFACE 13'6" HIGH AND 20' WIDE TO WATER SOURCE AND BUILDING

Remarks: 1st review BDH Rejected 6-8-07

Provide the following note on the plans:

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward. Indicate proper swing of gates.

Informational Comments

Item:

Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item: WATER SUPPLY

Remarks: 06/13/07 - Obtain a letter from controlling utility stating whether central water service is available. If not available, obtain well permits through LCHD. -MJB-

Item: WASTEWATER DISPOSAL

Remarks: 06/13/07 - Obtain a letter from the controlling utility stating whether central sewer service is available; a non-availability letter is required before septic systems can be permitted. If central sewer is not available, septic system permits will be through the LCHD, minimum 0.5 acre per lot for well & septic. -MJB-

Informational Comments

Item:

Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 06/05/2007 SC

Wetlands are to be placed into conservation areas and labeled as separate Tracts on the preliminary plat.

25' upland buffer from the wetland jurisdictional line (noted), 50 upland building setback line from the WJL, and 100' upland septic system line from the WJL shall be called out on the preliminary plat.

Walter Wood (Senior Hydrogeologist)

If there is a depressional area with closed contours of 10 feet (in depth) or greater I have required a geotechnical report to determine if the depression is a "sinkhole". This report may use several technologies to determine this. These could include:

Please note those areas which meet the criteria above and provide the information below indicating the depressional areas are not sinkholes and can be used as stormwater retention areas.

- " SPT borings to determine if there is raveling of subsurface soils.
- " Surficial ground water contour maps showing the water table. (A flat water table would indicate that ground water is not moving downward into a sinkhole.)
- " Ground penetrating radar or other subsurface investigation tools.
- " Other technology as approved by a qualified professional within the county.

Comprehensive Plan:

Policy 1-2.5: Sinkholes. Sinkholes present within the County are too small to appear on the "Future Land Use Map". Due to unstable soils and high relief of slopes associated with sink holes, development shall not be permitted within nor allowed to fill sinkholes unless specific conditions are met. The type, density and intensity of land uses established adjacent to sinkholes shall be limited to activities which will not cause further expansion of the hole. Where a proposed development activity site contains a sinkhole, setbacks and buffering shall be required. Specific setbacks and permanent buffering shall be determined by the County and shall be based on the recommendations of a State registered geologist. Based on the recommendation of a State registered geologist, small diameter sinkholes shall be back-filled with a mixture of

soil material (preferably clay) which will divert water from directly entering an aquifer. Where one hundred percent clay fill is cost prohibitive, the soil material shall be of a mixture which provides percolation and filtration. All sinkholes shall contain a permanent grassed swale to divert runoff and shall not be used as part of the stormwater conveyance system. Diversion of stormwater directly or indirectly to sinkholes is prohibited.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item: STREET NAME(S)

Remarks: 6/5/07-2nd review-same as previous - need two road names submitted for approval. LNJ

5/15/07- 1st review - road names must be submitted for approval. Bird Road approved as existing, 2 more need to be submitted. LNJ

Informational Comments

Item: SUBDIVISION NAME

Remarks: 6/5/07-2nd review- Avington Park approved as Subd name. LNJ

5/15/07-1st review-Subd name must be submitted for approval. LNJ

Review Status: REJECT

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks: 5/15/2007 - 1st Review - jsn

Per Bobby Bonilla, Parks Division Director the County facilities do not have adequate capacity. The applicant may pursue the following:

1. The applicant could provide public facilities.
2. The capacity problem cannot be solved by applicant: Lake County needs to develop Parkland in this area in order to meet the wants and needs of the area/community.

See attached Lake County Concurrency Analysis from the Parks Division. Should you have any questions call Bobby Bonilla at (352) 742.0992.

Informational Comments

Item:

Remarks:

Review Status: REJECT

Rosick, Karen

From: McDonald, Dawn [McDonaldD@lake.k12.fl.us]
Sent: Friday, June 15, 2007 6:59 PM
To: Rosick, Karen
Subject: Avington Park

Karen:

We will have no new or additional comments for Avington Park (Project #2007050007), with 42 proposed dwelling units. We previously provided comments for this development as a presubmittal of a preliminary plat, as Bird Road Equestrian Community, with 42 proposed lots.

Dawn McDonald, Senior Planner
School District of Lake County
Growth Planning Department
201 West Burleigh Boulevard
Tavares, FL 32778
352-253-6694 direct line
352-742-9150 fax line
mcdonaldd@lake.k12.fl.us e-mail

6/18/2007

Messer, Kelly

From: McDonald, Dawn [McDonaldD@lake.k12.fl.us]

Sent: Friday, May 18, 2007 3:01 PM

To: Messer, Kelly

Subject: Bird Road DRS Project

Kelly:

The District will have no additional/new comments on the Bird Road Equestrian Community, as the number of units did not increase from the 42 dwelling units initially proposed by the applicant.

Thanks so much.

Dawn McDonald, Senior Planner
School District of Lake County
Growth Planning Department
201 West Burleigh Boulevard
Tavares, FL 32778
352-253-6694 direct line
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mcdonaldd@lake.k12.fl.us e-mail



Leading our Children to Success

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Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

April 20, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Bird Road Equestrian Community, Presubmittal of a Preliminary Subdivision Plan

Dear Mr. Bennett:

Lake County is currently reviewing a Presubmittal of a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of February 20, 2007, and student generation rates from the Impact Fee Study.

The proposed Presubmittal of a Preliminary Subdivision Plan has the potential to add 42 new single-family dwelling units that will contribute 17 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|---------------------------------------|---------------------------|
| • Round Lake Elementary School | 61% Over Capacity |
| • Mount Dora Middle School | 18% Over Capacity |
| • Mount Dora High School | 32% Under Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

MEMORANDUM

TO: Jennifer Myers, Development Coordinator

FROM: Kimberly Williams, Assistant County Attorney

DATE: May 24, 2007

RE: Bird Road Community; Project No. 2007050007; App. Request No. 941

Jennifer, I have reviewed the certificate of title for this preliminary plat. Here are my comments:

1. If this plat contains a stormwater system or other common element which will be maintained by the Homeowners, restrictive covenants will need to be recorded at the time of platting outlining the responsibility as well as providing a mechanism (assessments) to pay the costs of such maintenance.
2. The certificate of title also shows an easement. This must be, to the extent necessary shown on the plat and evaluated for access, use, and setback matters for new lots. Any easement which conflicts with publicly dedicated roads will require a joinder and consent to platting at the time of platting.

KEW

0751.000



CITY OF
MOUNT DORA

Planning and Development

510 North Baker Street
Mount Dora, Florida 32757
Telephone: (352) 735-7112
FAX: (352) 735-7191

April 25, 2007

Jennifer Myers
Development Review Supervisor
Planning and Development Services
Lake County, Florida
P.O. Box 7800
Tavares, FL 32778



RE: Bird Road Subdivision

Dear Jennifer:

Based upon a review of the information submitted to the City regarding the above referenced subdivision, please be aware that, under the requirements of the Joint Planning Area agreement, the City will require connection to central water and sewer services for this development. Due to the fact that this project is not yet contiguous to the City, an annexation agreement will also be required.

Please notify the applicant of these requirements and request that they contact the City at their convenience to discuss the options available.

Sincerely,

Mark Reggentin, AICP
Planning and Development Director